



---

# Neighborhood Stabilization: Next Steps to Address the Foreclosure Crisis

“Under One Roof”; Housing and Community Development Conference

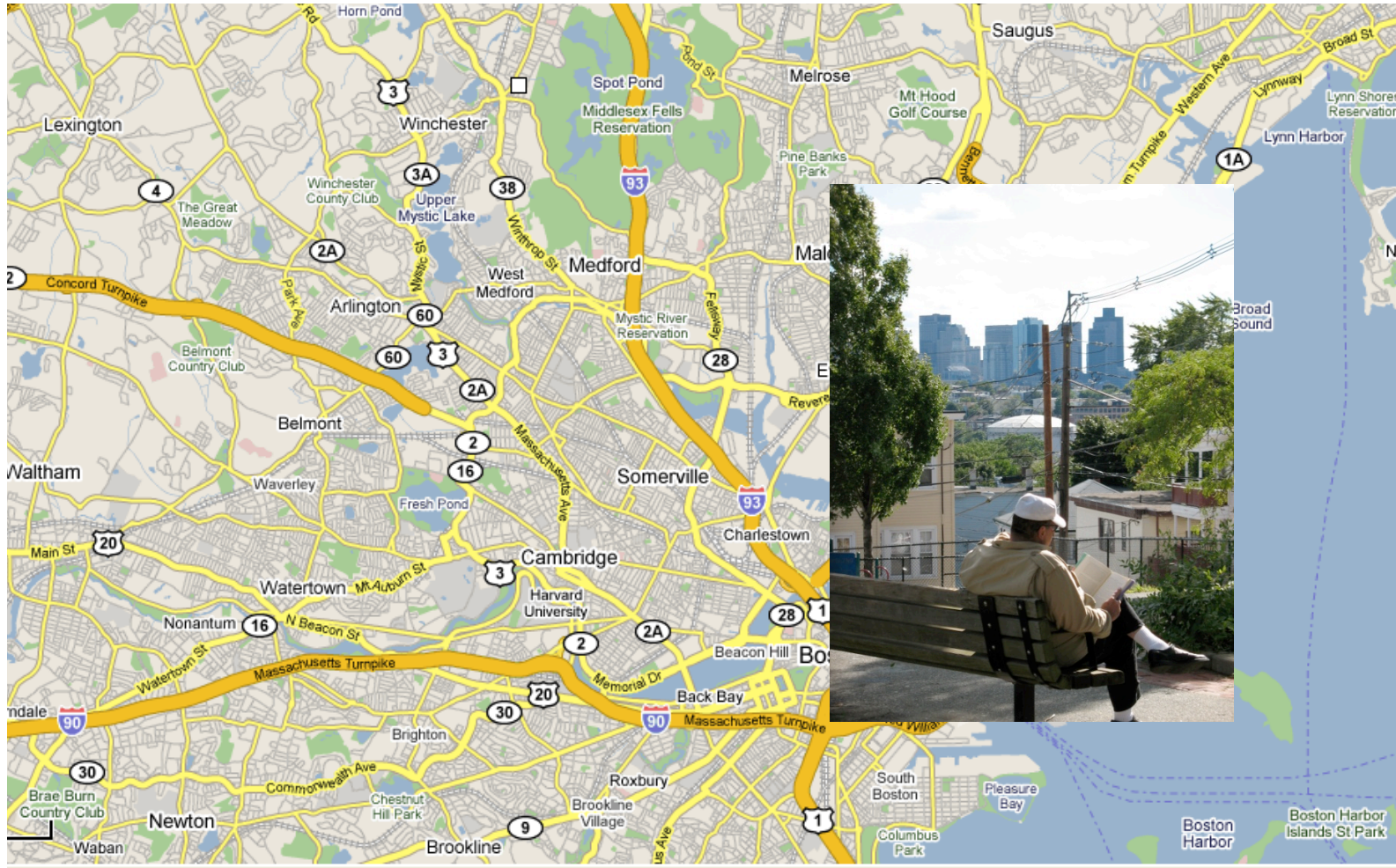
November 13, 2012



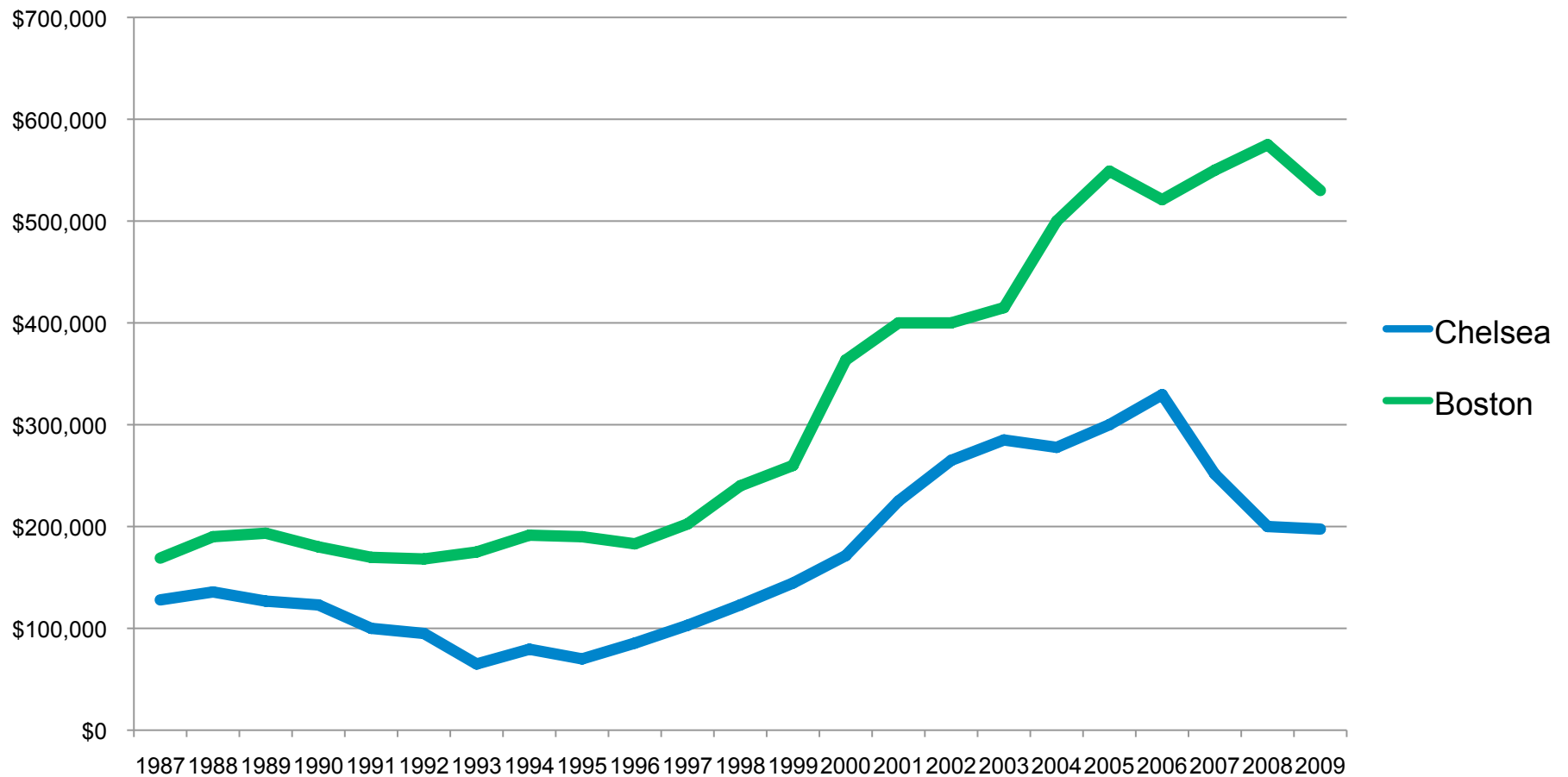
 **NeighborWorks®**  
CHARTERED MEMBER



# The Neighborhood Developers

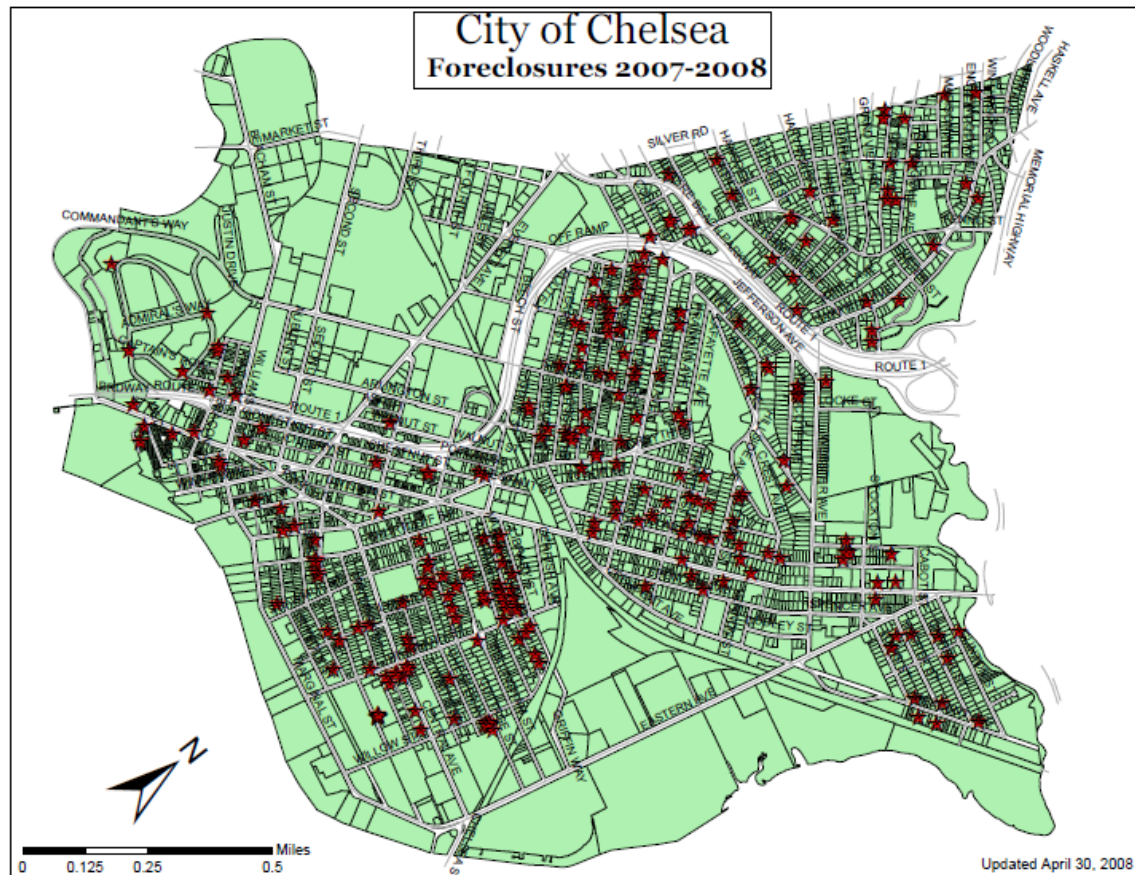


# Median Price of all Sales Boston & Chelsea



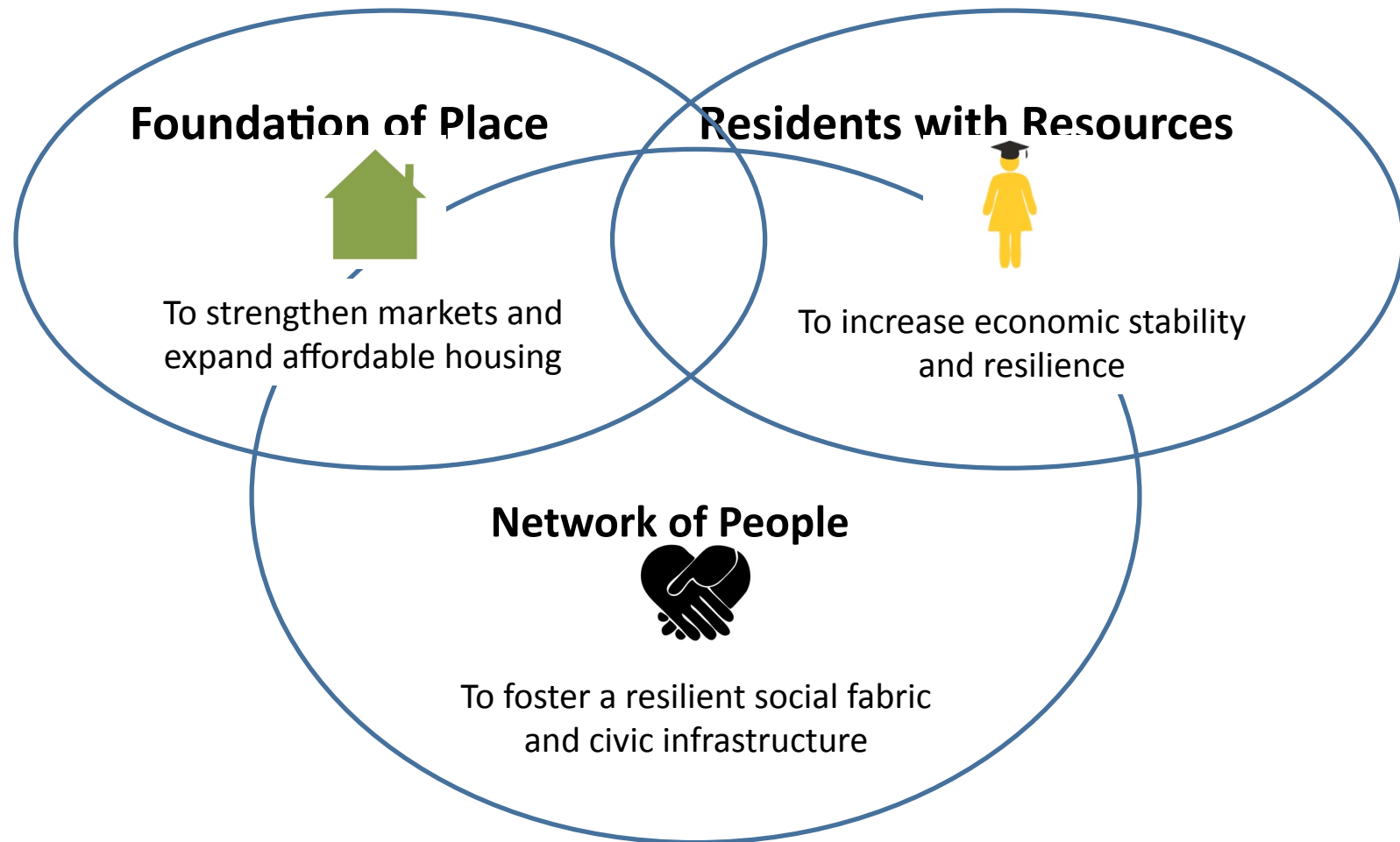


# The Neighborhood Developers





# Our Investment Strategies

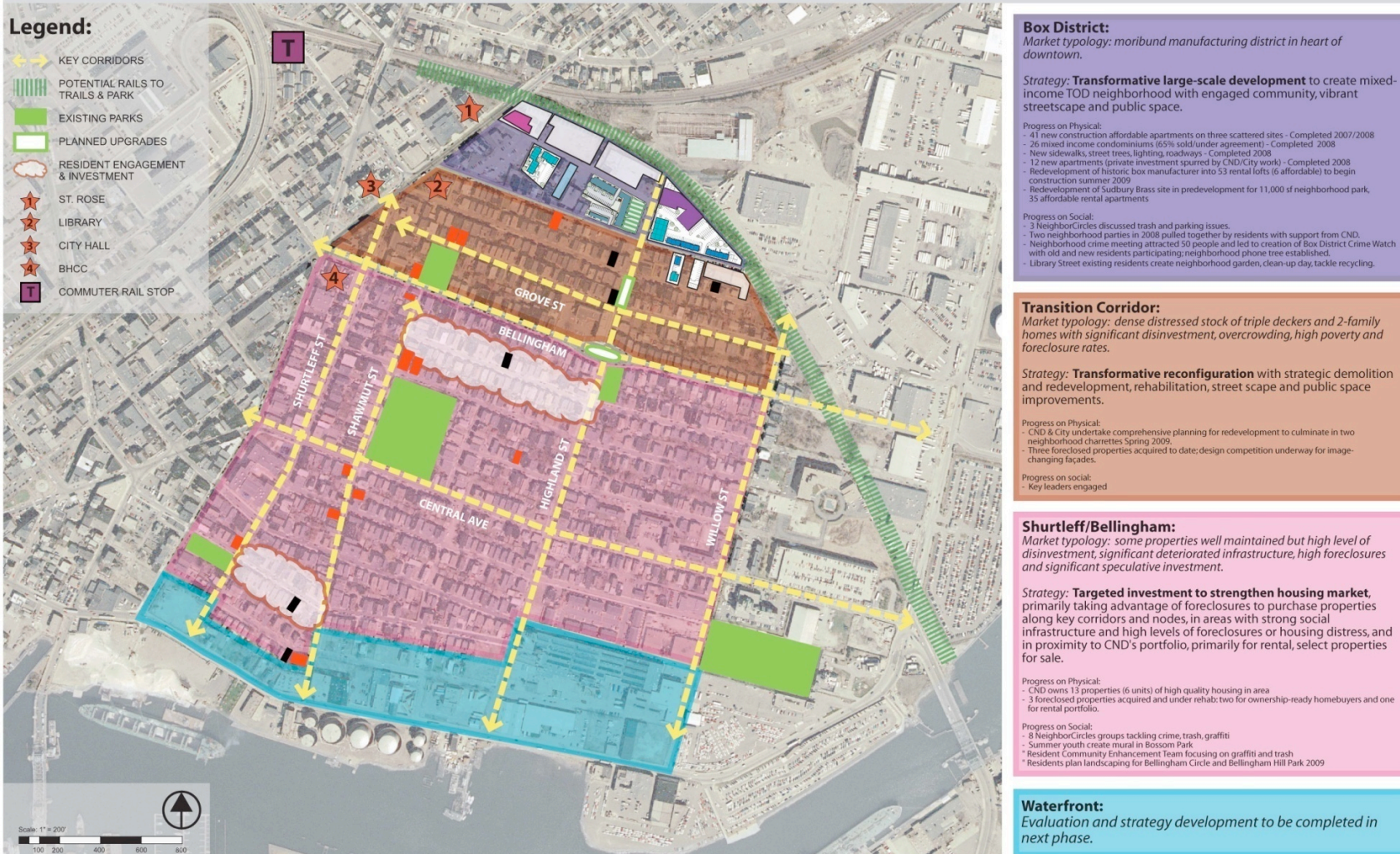


Grounded in principles of environmental and financial sustainability.  
We are here for the long-term.

# Neighborhood Stabilization Initiative

## Turning foreclosed properties into neighborhood assets

### SHURTLEFF/BELLINGHAM NEIGHBORHOOD REVITALIZATION CONTEXT - DRAFT



# Chelsea Strategy: City & TND

---

## TND's Strategy

### Strategic Acquisition:

- Along key nodes and corridors that impact market perception
- Near existing portfolio
- In North Bellingham Hill adjacent to Box District

### For Reuse Plan:

- Rehabilitate 2- and 3-families for rental portfolio
- Rehab and sell 1- and 2-family homes
- Demolish blighting buildings in North Bellingham Hill corridor

## City Strategy

- Targeted code enforcement
- Strategic Infrastructure Improvements
- City Ordinance for Owner- ID



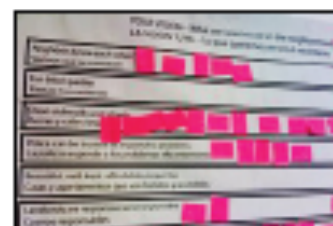
# North Bellingham Hill Revitalization Plan





## The Plan

Issues	City	Residents	CND
Security	<ul style="list-style-type: none"> <li>Community Action Team meetings manage security on monthly basis.</li> <li>Front Porch Light program</li> </ul>		
	<ul style="list-style-type: none"> <li>Security Cameras</li> <li>Additional Street Lights</li> </ul>	<ul style="list-style-type: none"> <li>Box Watch (can expand to other areas)</li> </ul>	
		<ul style="list-style-type: none"> <li>Neighbors report problems to police</li> </ul>	
Speeding	<ul style="list-style-type: none"> <li>Partner with the Parking and Traffic Commission to reduce speed limit</li> </ul>		
	<ul style="list-style-type: none"> <li>Traffic Calming Task Force</li> </ul>		
	<ul style="list-style-type: none"> <li>Step up speed enforcement</li> </ul>		
Trash	<ul style="list-style-type: none"> <li>Trash Task Force</li> <li>Explore grants for solar powered public trash cans</li> </ul>		
	<ul style="list-style-type: none"> <li>Targeted code enforcement</li> </ul>	<ul style="list-style-type: none"> <li>Community Enhancement Team campaign to reduce trash/litter and increase recycling.</li> </ul>	
Housing Disrepair	<ul style="list-style-type: none"> <li>Targeted code enforcement</li> <li>Home rehab loans</li> </ul>	<ul style="list-style-type: none"> <li>Residents clean up their yards and repair their homes.</li> </ul>	<ul style="list-style-type: none"> <li>Purchase and rehab/rebuilding foreclosed properties</li> </ul>
Parks/ Green space	<ul style="list-style-type: none"> <li>Urban Ring advocacy to insure great walking path</li> <li>Create Box District Park</li> </ul>		
	<ul style="list-style-type: none"> <li>Highland Steps redesign</li> <li>Bellingham Hill Circle upgrading</li> </ul>	<ul style="list-style-type: none"> <li>Box District active playground and park design/build</li> </ul>	
Parking	<ul style="list-style-type: none"> <li>Resident-only parking.</li> <li>In-fill parking lots.</li> </ul>	<ul style="list-style-type: none"> <li>Advocate for shared parking in St. Rose lot</li> </ul>	
Economic concerns		<ul style="list-style-type: none"> <li>Financial education and savings programs</li> <li>Neighborhood Economics Center</li> </ul>	
Social Connections	Offer opportunities for resident input on city policy through: <ul style="list-style-type: none"> <li>Trash Task Force</li> <li>Traffic Calming Task Force</li> </ul>		<ul style="list-style-type: none"> <li>NeighborCircles fosters neighborliness</li> <li>Leadership Training programs</li> <li>Annual events create culture of fun!</li> </ul>



# Neighborhood Stabilization Initiative

Maximize impact and leverage through highly targeted investment at key nodes and corridors.

Properties contribute to the fabric of the surrounding community, and encourage investment by others.





## 61-63 Grove



BEFORE

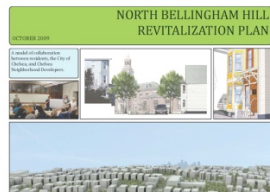


AFTER

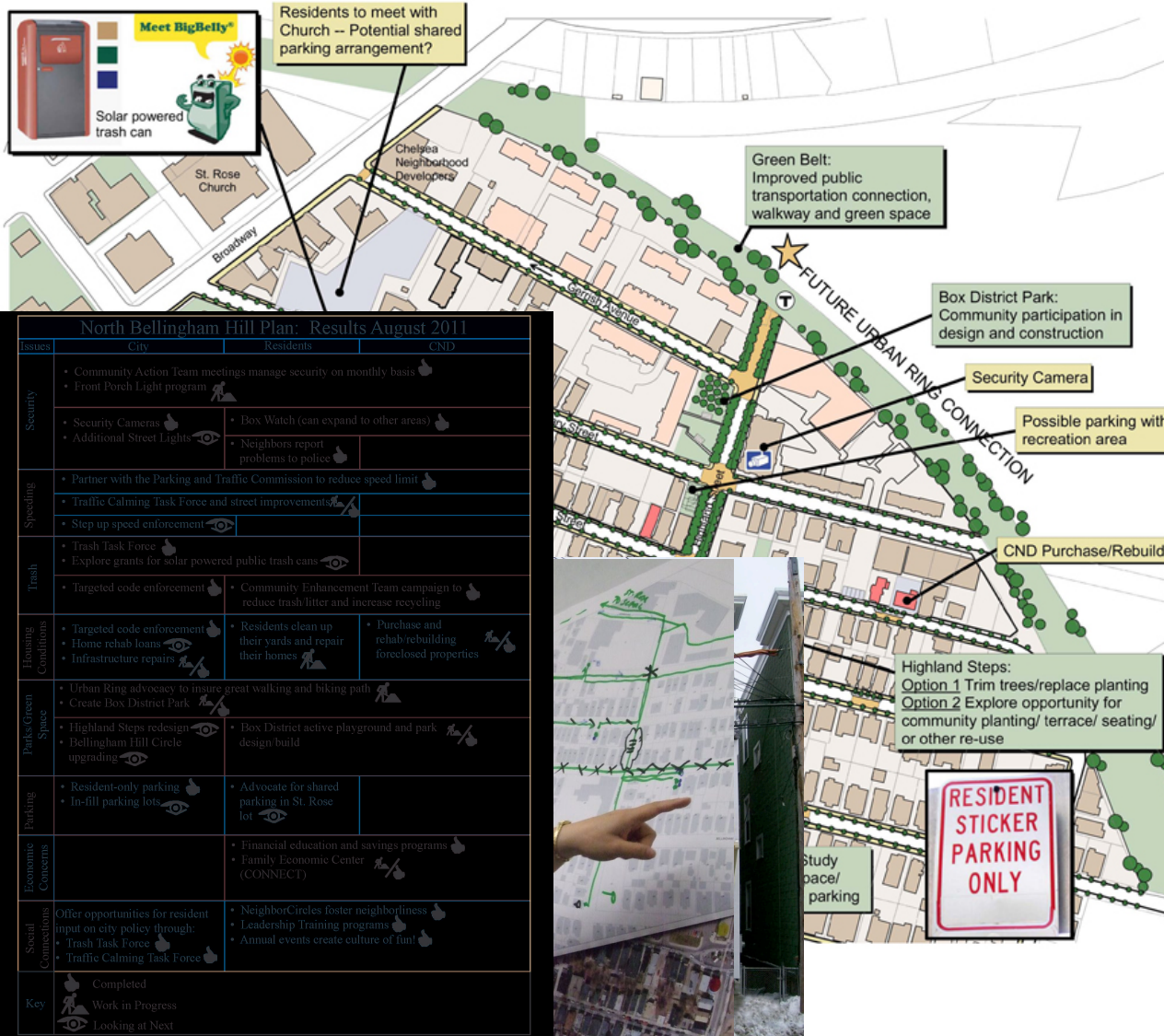








# North Bellingham Hill: Resident Lead Revitalization



- CND develops post-foreclosure purchase program for stabilization
- CND, City, Police and Residents complete 6 month planning process
- Community Compact details concrete action steps for safety, speeding, traffic, green space, and property conditions.



**Thank You!**

**Ann Houston**

**ahouston@TNDinc.org**

